

CARMEL TECHNICAL ADVISORY COMMITTEE MEETING MINUTES

Date: Wednesday, February 17, 2010

Place: Dept. of Community Services Conference Room, 3rd Floor, Carmel City Hall

Time: 9:00 AM

9:00 a.m.

IMPA Renewable Energy Project:

The applicant seeks the following special use approval:

Docket No. 09120016 SU ZO 25.13.01.A Tower in business district

The site is located at 11610 N. College Avenue on 3.94 acres and is zoned B6/Office/Commercial. Filed by Scott Perkins of Perkins VonDeylen Architects for Indiana Municipal Power Authority.

Joe Calderon with Bose McKinney and Evans, Philip Lopresto with IMPA and Scott Perkins and Scott Schafer with Perkins VonDeylen Architects were present. Petitioner is seeking approval for a special use variance as a functional demonstration project to place a wind turbine on IMPA property at 11610 N. College Avenue. The dimensions of the wind turbine are approx. 25 feet in height with 5 feet in diameter. IMPA services several municipalities and they would like to demonstrate to them the efficiency and promote the green movement. The wind turbine generates a sound comparable to just above a whisper or low voiced conversation. The power source will be drawn from existing building power.

Joanie Clark-Vectren Energy

No comments

Nick Redden-City of Carmel Engineering

No comments regarding the special use approval

Greg Hoyes-Hamilton County Surveyor Office

No comments

Sue Maki-Carmel City Utilities

No comments

Ryan Hartman- Clay Township Regional Waste

Make sure location does not interfere with where existing lateral comes out

Trudy Weddington-Building and Code Services

Once special use has been granted and received all other agencies approvals can
Begin process to apply for permit

Chris Ellison- Carmel Fire Department

-Once turbine is installed, will need to provide CFD training on how to secure
Power from turbine in the event an emergency arises.

-All disconnects need to be clearly labeled in building

Shirley Hunter-Duke Energy

Petitioner working with Jeff Duff to set up co-generate with existing power
source

David Littlejohn-DOCS-Alternative Transportation

No comment

Christine Barton-Holmes-DOCS

No comments, Department Report to be sent on February 17th

Alexia Donahue-Wold-DOCS

Questioned if height of turbine would be effective at 25 feet

Petitioner stated it would be as effective as it could in that location.

They don't expect to get a lot of generation from unit so they sized it

Smaller in hopes to appeal/demonstrate to the residential customer

END

9:15 a.m.

Legacy PUD – The Livingstone Cottages

Docket No. 10010007 DP/ADLS: Legacy PUD - The Livingstone Cottages

The applicant seeks site plan and design approval for an adult family living/continuing care development. The site is located at the northwest corner of Community Dr. and Cherry Creek Blvd. It is zoned PUD/Planned Unit Development. Filed by Brandon Adomatis of Adult Family Living, Inc.

Brandon Adomatis and Scott Booster with Adult Family Living, Jesse Pollman with Baker and Daniels and Jim Rinehart with Stoepelwerth were present. Petitioner is seeking approval of a 10 building senior living community in the Legacy development located at the northwest corner of Community Drive and Cherry Creek Blvd (146th and River Road). The proposed community would be for Alzheimer and memory care patients. To be a non medical, duplex style housing with caregivers and a property manager onsite.

Joanie Clark-Vectren Energy

Expected start date of project?

Possibly end of April 2010, depending on how permitting process goes

Gas connections will be needed, Joanie passed out contact information

Nick Redden-City of Carmel Engineering

Sent letter, no further comments

Greg Hoyes-Hamilton County Surveyor Office

Sending letter soon, does not foresee any problems since proposed project falls within master plan development

Sue Maki-Carmel City Utilities

Irrigation system will be installed, Sue to email irrigation request information

Ryan Hartman- Clay Township Regional Waste

Project falls outside service area

Trudy Weddington-Building and Code Services

Once all infrastructures have been approved along with all other agencies approvals can begin process to apply for building permit

Chris Ellison- Carmel Fire Department

Concerned with accessibility of EMT/Fire Department if parking along front entrance of home does not allow space for emergency responders to be close to entrance

Petitioner and Chris to meet separately to talk more detail on how

CFD can gain access to patient; possibility is from back alley entrance

Shirley Hunter-Duke Energy

Requested full set of plans and Auto CAD site plan

Corporation will own all buildings, not individual owned

Utility easement noted on property

Feed power from box across street on where proposed new street to be installed
Need to coordinate location of transformer placement (want in alley if alley load entrance?)

David Littlejohn-DOCS-Alternative Transportation

No comment

Christine Barton-Holmes-DOCS

No comments

NOTED: Per Veolia Water (Indianapolis Water) the caution the petitioner Not to store any hazardous chemicals or petroleum products on site due to Location being close to active Wellheads and Well Field Wellhead Protected Area.

Scott Brewer, Urban and Forestry

Sending letter

Current plans do not meet species diversity (need 15% per species or 20% genus) plans show too many maple species

Alexia Donahue-Wold-DOCS

No comments

END

9:25 a.m.

Docket No. 10010006 ADLS: Carmel Science & Tech Park, Blk 7, Lot 1 - Midwest ISO

The applicant seeks design approval for a building to expand its data center. The site is located at 701 City Center Dr. and is zoned M-3/Manufacturing. Filed by Fred Simmons of Simmons Architects, LLC for Midwest ISO.

Fred Simmons from Simmons Architects and Mike Latz with American Structurepoint were present. Petitioner is seeking approval to build a free standing data center (no occupancy) on south parking lot of 701 building. Displaced/deficiency in parking spaces will be made up with the parking area across street that is connected by pedestrian crossing over City Center Drive.

Joanie Clark-Vectren Energy

Will gas services need in new building-?

Petitioner - TBD

Nick Redden-City of Carmel Engineering

Sent letter, no further comments

Greg Hoyes-Hamilton County Surveyor Office

Sent letter, no further comments

Sue Maki-Carmel City Utilities

No comments

Ryan Hartman- Clay Township Regional Waste

Email sent on January 22nd, no comments

Trudy Weddington-Building and Code Services

Once all infrastructures have been approved along with all other agencies approvals can begin process to apply for building permit

Chris Ellison- Carmel Fire Department

Have meet with Fred on separate occasions to discuss further details
Requested updated site plans

Shirley Hunter-Duke Energy

Requested full set of plans and Auto CAD site plan
Current electrical load is already heavy, concerned with new building coming
Online/energize service and load capacity.
Petitioner plans for dual feed from two different substations (similar to
How existing facility is set up)
Need to review load information as soon as possible to determine if
Any additional services will be needed

David Littlejohn-DOCS-Alternative Transportation

Sent letter, with building not being occupied, reflect bike parking requirements
will be meet on other Midwest ISO building sites

Christine Barton-Holmes-DOCS

Sustainable elements to be included in project
Petitioner noted they are contemplating to obtain LEED certification

Scott Brewer, Urban and Forestry

Letter to be sent soon, keep existing trees on corner
Petitioner and Scott to meet separate to discuss further details

Alexia Donahue-Wold-DOCS

No comments

Petitioner questioned a drainage concern regarding sending discharge through existing 24 inch pipe. These standards were set in 1984 and building was designed and permitted in 1999. Current ordinance states should be ok but letter received seems to make more restricted due to watershed to be .25 per acre. What does City Engineer and County Surveyor recommend?

Nick Redden – To look into further

Greg Hoyes – restrict to existing pipe should be ok since standards of watershed have been set since 1984 and site design was approved in 1999

END